



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1186
(FAX) 479-986-6896
www.rogersar.gov

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on March 15, 2016 at 4:30 p.m. on the application by Grant Wetherill to Rezone 43.65 acres north of W. Southgate Road and east of S. Rainbow Road from A-1 (Agriculture) to RSF-5 (Residential Single Family, 5 units per acre). The property being more particularly described as follows:

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL BEING IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND RUNNING THENCE S02°17'24"W 1307.52', THENCE N87°15'52"W 12.89', THENCE S02°33'49"W 14.14', THENCE S02°27'16"W 49.26', THENCE S02°55'40"W 102.54', THENCE N86°55'51"W 198.00', THENCE N03°04'09"E 26.59', THENCE N88°08'09"W 1092.11', THENCE N02°35'27"E 1476.81' TO AN EXISTING REBAR, THENCE S86°37'22"E 1296.42' TO THE POINT OF BEGINNING, CONTAINING 43.65 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION: 43.65 acres north of W. Southgate Road and east of S. Rainbow Road

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY 2-29-16
BILL THE CITY OF ROGERS

REZONING APPLICATIONNO. 16-06**Applicant Provides:**

GRANT WETHERILL
 Applicant: Geoff Bates, Bates & Associates, Inc Telephone: 479-442-9350
 Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR 72704
 Email: geoff@batesnwa.com
 Property Owned By: NGN Properties, LLC Telephone : _____
 Address: 4300 W BLOSSOM WAY DR
 General Location of Property : 43.65 ac., North of W. Southgate Road, East of S. Rainbow Rd
 Present Use: Agricultural (A-1)
 Proposed Use: Single Family Residential Development (RSF-5)

Geoffrey Bates

Applicant Signature

Legal Description and Sketch: (Survey Attached)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, LOT 148 OF CHAMPIONS GOLF AND COUNTRY CLUB TO THE CITY OF ROGERS, LOT 130B-1 OF THE LOT LINE ADJUSTMENT FROM LOTS 130A-1 AND 127A-1, CHAMPIONS GOLF AND COUNTRY CLUB, TO THE CITY OF ROGERS, AS SHOWN IN PLAT BOOK 2002 AT PAGE 26, ALL BEING IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND RUNNING THENCE S02°17'24"W 1307.52', THENCE N87°15'52"W 12.89', THENCE S02°33'49"W 14.14', THENCE S02°27'16"W 49.26', THENCE S02°55'40"W 102.54', THENCE N86°55'51"W 198.00', THENCE N03°04'09"E 26.59', THENCE N88°08'09"W 1092.11', THENCE N02°35'27"E 1476.81' TO AN EXISTING REBAR, THENCE S86°37'22"E 1296.42' TO THE POINT OF BEGINNING, CONTAINING 43.65 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Planning Authority Provides:

Rezoning From A-1 To RSF-5 Date Filed 2-25-16
 Public Hearing Date 3-15-16 Continued to Date _____
 Application Fee \$200 CL # 12848 Other Fees _____
 Planning Commission Action _____ Date _____
 City Council Action _____ Date _____
 Ordinance No. _____
 Other Information _____

WETHEKILL / NGN PROPERTIES LLC
 (479) 366-1841

PARCELS:
 02-02087-072
 02-02087-071
 02-02087-073

Rezone To RSF-5



I-1

A-1

A-1

RSF-5

A-1

A-1

A-1

RMF-6A

RMF-6A

RMF-6A

RMF

A-1

A-1

RMF-6A

A-1

A-1

STONE BAY

RSF

RSF-5

TURNBERRY
COURT

STEP 1

5v

16

23